

EXHIBIT A

RMS PROPERTIES, INC.1111 N. PLAZA DRIVE, SUITE 200
SCHAUMBURG, ILLINOIS 60173**(847) 891-1800****STATEMENT****DATE**

12/12/2024

To:Big Lots Inc #5230
4900 E. Dublin-Granville Road
Columbus, OH 43081

| | | | | AMOUNT DUE | AMOUNT ENC. |
|------------|--|---------------------|---------------------|-----------------------|--------------|
| | | | | \$165,210.00 | |
| DATE | DESCRIPTION | | | AMOUNT | BALANCE |
| 06/03/2024 | PMT #ACH 6/3/24. June-August (Overpaid Sales Tax) | | | -1,929.86 | -1,929.86 |
| 09/01/2024 | INV #97045. Orig. Amount \$81,100.14. | | | 81,100.14 | 79,170.28 |
| | Sept-November 2024 Rent | | | | |
| | --- Base Rent \$26,246.00 | | | | |
| | --- Base Rent \$26,246.00 | | | | |
| | --- Base Rent \$26,246.00 | | | | |
| | --- Tax: Sales Tax - Vero Big Lots(2024) @ 3.0% = 2,362.14 | | | | |
| 09/06/2024 | INV #97621. Orig. Amount \$4,460.51. | | | 4,460.51 | 83,630.79 |
| | Late Fee Q3 Rent | | | | |
| | --- Late Fees \$4,460.51 | | | | |
| | --- Tax: Sales Tax - Vero Big Lots(2024) @ 3.0% = 0.00 | | | | |
| 09/27/2024 | INV #99856. Orig. Amount \$3,500.00. | | | 3,500.00 | 87,130.79 |
| | Legal Fees 9/27/24 Bilu | | | | |
| | --- Legal Fees \$3,500.00 | | | | |
| | --- Tax: Sales Tax - Vero Big Lots(2024) @ 3.0% = 0.00 | | | | |
| 10/08/2024 | INV #99855. Orig. Amount \$1,500.00. | | | 1,500.00 | 88,630.79 |
| | Legal Fees 10/8/24 Bilu | | | | |
| | --- Legal Fees \$1,500.00 | | | | |
| | --- Tax: Sales Tax - Vero Big Lots(2024) @ 3.0% = 0.00 | | | | |
| 10/31/2024 | INV #99099. Orig. Amount \$5,650.00. | | | 5,650.00 | 94,280.79 |
| | Legal Fees | | | | |
| | --- Legal Fees \$5,650.00 | | | | |
| | --- Tax: Sales Tax - Vero Big Lots(2024) @ 3.0% = 0.00 | | | | |
| 11/14/2024 | INV #99853. Orig. Amount \$1,402.50. | | | 1,402.50 | 95,683.29 |
| | Legal Fee statement 11.14.24 Bilu | | | | |
| | --- Legal Fees \$1,402.50 | | | | |
| | --- Tax: Sales Tax - Vero Big Lots(2024) @ 3.0% = 0.00 | | | | |
| 12/03/2024 | INV #99821. Orig. Amount \$44,363.22. | | | 44,363.22 | 140,046.51 |
| | RET | | | | |
| | --- TAXES-Annual \$43,071.09 | | | | |
| | --- Tax: Sales Tax - Vero Big Lots(2024) @ 3.0% = 1,292.13 | | | | |
| CURRENT | 1-30 DAYS PAST DUE | 31-60 DAYS PAST DUE | 61-90 DAYS PAST DUE | OVER 90 DAYS PAST DUE | AMOUNT DUE |
| 13,480.50 | 57,448.71 | 5,650.00 | 5,000.00 | 83,630.79 | \$165,210.00 |

RMS PROPERTIES, INC.1111 N. PLAZA DRIVE, SUITE 200
SCHAUMBURG, ILLINOIS 60173**(847) 891-1800****STATEMENT****DATE**

12/12/2024

To:Big Lots Inc #5230
4900 E. Dublin-Granville Road
Columbus, OH 43081

| | | | | AMOUNT DUE | AMOUNT ENC. |
|------------|--|--------------------|---------------------|---------------------|-----------------------|
| | | | | \$165,210.00 | |
| DATE | DESCRIPTION | | | AMOUNT | BALANCE |
| 12/03/2024 | INV #99851. Orig. Amount \$2,439.98. Late Fees for unpaid RET --- Late Fees \$2,439.98 --- Tax: Sales Tax - Vero Big Lots(2024) @ 3.0% = 0.00 | | | 2,439.98 | 142,486.49 |
| 12/03/2024 | INV #99852. Orig. Amount \$3,655.00. Legal Fees per statement 12.3.24 Bilu --- Legal Fees \$3,655.00 --- Tax: Sales Tax - Vero Big Lots(2024) @ 3.0% = 0.00 | | | 3,655.00 | 146,141.49 |
| 12/04/2024 | INV #99823. Orig. Amount \$4,460.51. Late Fees Q4 Rent --- Late Fees \$4,460.51 --- Tax: Sales Tax - Vero Big Lots(2024) @ 3.0% = 0.00 | | | 4,460.51 | 150,602.00 |
| 12/11/2024 | INV #99854. Orig. Amount \$1,127.50. Legal Fees Statement 12.11.24 Bilu --- Legal Fees \$1,127.50 --- Tax: Sales Tax - Vero Big Lots(2024) @ 3.0% = 0.00 | | | 1,127.50 | 151,729.50 |
| 12/12/2024 | INV #99858. Orig. Amount \$13,480.50. Legal Fees Hogan McDaniel --- Legal Fees \$13,480.50 --- Tax: Sales Tax - Vero Big Lots(2024) @ 3.0% = 0.00 | | | 13,480.50 | 165,210.00 |
| | | | | | |
| CURRENT | | 1-30 DAYS PAST DUE | 31-60 DAYS PAST DUE | 61-90 DAYS PAST DUE | OVER 90 DAYS PAST DUE |
| AMOUNT DUE | | | | | |
| 13,480.50 | 57,448.71 | 5,650.00 | 5,000.00 | 83,630.79 | \$165,210.00 |